

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission

FROM: Jennifer Walker, Associate Planner

VIA: Carlos de Melo, Community Development Director

SUBJECT: June 20, 2006 Planning Commission Meeting – Agenda Item 5B
1220 Avon Street - Review of the Final Landscape Plan, Appl. No. 2005-0071

Summary

Attached please find the final Landscape Plan for the single family residential property located at 1220 Avon Street. The Commission granted Single-Family Design Review approval for a 1,804 square-foot addition at the March 7, 2006 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

- I. A. 6. Prior to building permit issuance, the applicant shall submit a revised landscaping/irrigation plan for Planning Commission review and approval that includes the following modifications:*
- a. Removal of the white picket fence that presently runs along the front of the property (adjacent to the sidewalk) and extends along the side property lines.*
 - b. New front and rear yard landscaping including a variety of trees, shrubs, and groundcover to replace any existing landscaping that is damaged during construction activity.*

Background

At the June 7, 2006 meeting, the Planning Commission reviewed a final landscape plan but continued the matter to allow the applicant and staff to work on plan revisions.

The applicant submitted a revised landscape plan on June 14, 2006 (see Attachment II) addressing the Conditions of Approval and Planning Commission comments as described below. The applicant submitted photos for the June 6, 2006 meeting that document the condition of all existing landscaping and staff has retained a copy of the photos for the Planning file.

Landscape Plan

Since the June 7, 2006 meeting, the following modifications have been made to the final landscaping plan:

Front Yard

- The existing trees along the front of the property (adjacent to the sidewalk) have been correctly identified as Privet trees.
- The plan now indicates that the Privet trees are located within a river rock bed that is proposed to remain.
- The three existing Prunus trees in the front yard have been identified and are indicated to remain.
- A new 15-gallon Mayten evergreen tree is proposed in the front yard on the left side of the driveway.
- The pedestrian walkway is identified as a new flagstone on-grade path

Side Yards

- The northerly side yard is identified as existing concrete paving to remain.
- The southerly side yard is identified as existing mini mulch to remain.
- Ten new 5-gallon Bush Cherry shrubs are proposed in the southerly side yard in the existing mulch.
- A new wood fence is proposed in the southerly side yard for privacy.

Rear Yard

- The existing flagstone patio has been revised to reflect the actual size.
- The plan now identifies the existing rear yard lawn indicated to remain.
- The two existing hydrangea shrubs at the rear of the house shall be removed and replaced with mulch.
- The existing river rock planters along the side and rear fence have been identified.
- The existing rear Prunus tree has been correctly identified and is indicated to remain.
- An existing Escallonia tree in the rear yard has been identified and is indicated to remain.
- The TREX edging around the existing lawn has been clearly identified.

As required by the conditions of approval, the landscape plan continues to indicate that the existing white picket fence and gate shall be removed from the front and side property lines.

Additionally, the plan still indicates that the existing Magnolia tree in the rear yard will be protected from any potential construction damage with chain link fencing placed at the drip line.

Overall, staff concurs with the revised landscape plan modifications and notes that the applicant has fully complied with the related condition of approval. The applicant has submitted colored photographs that document the condition of all existing site landscaping. Should any of this landscaping be removed or damaged during the construction phase, the applicant shall be required to replace that landscaping per the site photographs.

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Recommendation

Staff recommends the Commission approve the Landscape Plan as proposed.

Attachments

- I. Resolution Approving Landscape Plan/Irrigation
- II. Revised Landscape/Irrigation Plan (dated stamped June 14, 2006)
- III. Site Photographs

PLEASE NOTE:

Attachments II is not included as part of this document – please contact the Community Development Department at (650) 595-7417 for further information on these attachments.

RESOLUTION NO. 2006-__

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A FINAL LANDSCAPE PLAN
1220 AVON STREET (APPL.NO. 2005-0071)

WHEREAS, Edward and Amber Paulus, property owners, request approval of a Final Landscape Plan in conjunction with the Single Family Design Review project to construct a 1,804 square-foot addition to an existing single-family residence for the property located at 1220 Avon Street, as required by Condition I.A.6 of Planning Commission Resolution 2006-10; and,

WHEREAS public meetings were held on March 7, 2006 and June 20, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated June 20, 2006, and the facts contained therein as its own findings of facts; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape Plan for the Single Family Design Review entitlements granted for 1220 Avon Street as proposed.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on June 20, 2006 by the following vote:

AYES,
COMMISSIONERS: _____

NOES,
COMMISSIONERS: _____

ABSENT,
COMMISSIONERS: _____

ABSTAIN,
COMMISSIONERS: _____

RECUSED,
COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary